



15 Hill Village Road, Sutton Coldfield, West Midlands, B75
5BQ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**15 Hill Village Road, Sutton Coldfield,
West Midlands, B75 5BQ**

£550,000 Offers over

Enjoying a most convenient location within minutes walk of the Mere Green centre, this traditional detached family home represents a rare and excellent opportunity. With bags of scope and potential the property is generally well presented with two good reception rooms and three bedrooms. Set back off the road with a walled and block paved driveway, the property has lots of character and charm typical of property of this era. Within walking distance of the popular local primary and secondary schools the property is ideal for a family buyer, and with the self-evident scope and potential, is likely to be popular, and an early viewing would therefore be strongly recommended.



ENCLOSED PORCH

approached via a leaded double glazed entrance door with side screen and having inner UPVC double glazed entrance door opening to:

RECEPTION HALL

having double radiator, useful double doored store cupboard, central heating thermostat control, stairs leading off with under stairs storage cupboard and glazed double doors opening to:

FAMILY LOUNGE

4.59m x 4.05m (15' 1" x 13' 3") having UPVC double glazed double French doors opening to the rear garden, two radiators, three wall light points, coving and laminate flooring.

DINING ROOM

4.16m x 3.26m (13' 8" x 10' 8") having a feature inglenook fireplace with raised hearth and timber beam over, leaded UPVC double glazed window to front, double radiator, plate rack surround, two wall light points and beams to ceiling.

BREAKFAST KITCHEN

4.42m x 3.24m (14' 6" x 10' 8") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl sink unit with mixer tap, built-in electric double oven and grill with four ring electric hob and extractor hood, integrated fridge, freezer and dishwasher each with matching fascia doors, wall mounted Worcester combination gas central heating boiler, space for breakfast table, contemporary style radiator, Karndean flooring and UPVC double glazed sliding patio door to rear garden.



UTILITY AREA

having further pre-formed work surface space with base storage cupboard, single drainer sink unit, space and plumbing for washing machine and doors to rear garden and covered side store.

FIRST FLOOR LANDING

approached via a staircase with half landing with UPVC double glazed window to side and access to the bathroom and having pull-down loft ladder leading to boarded loft space.

BEDROOM ONE

4.21m max x 3.54m (13' 10" max x 11' 7") having leaded double glazed window to front and radiator.

BEDROOM TWO

3.27m x 3.22m (10' 9" x 10' 7") having UPVC double glazed window and radiator.

BEDROOM THREE

2.93m x 2.17m (9' 7" x 7' 1") having UPVC double glazed window to rear, radiator and laminate flooring.



BATHROOM

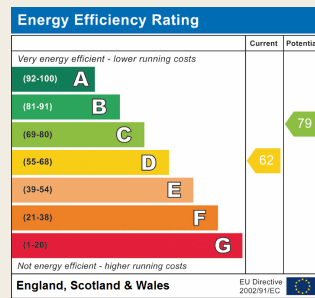
approached off the half landing and having tiled panelled bath with mixer tap and Triton electric shower fitment, pedestal wash hand basin with mixer tap, W.C., ceramic wall tiling, extractor fan, obscure leaded double glazed window to front and radiator.

OUTSIDE

The property is set back off the road with a block paved driveway providing parking for several cars, with a walled boundary frontage and raised lawned foregarden with mature trees. Double gates open to a covered CAR PORT area with door to the utility. To the rear is an established mature garden with fenced perimeters, lawns, concrete pathway, established shrubbery and trees.

COUNCIL TAX

Band D.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



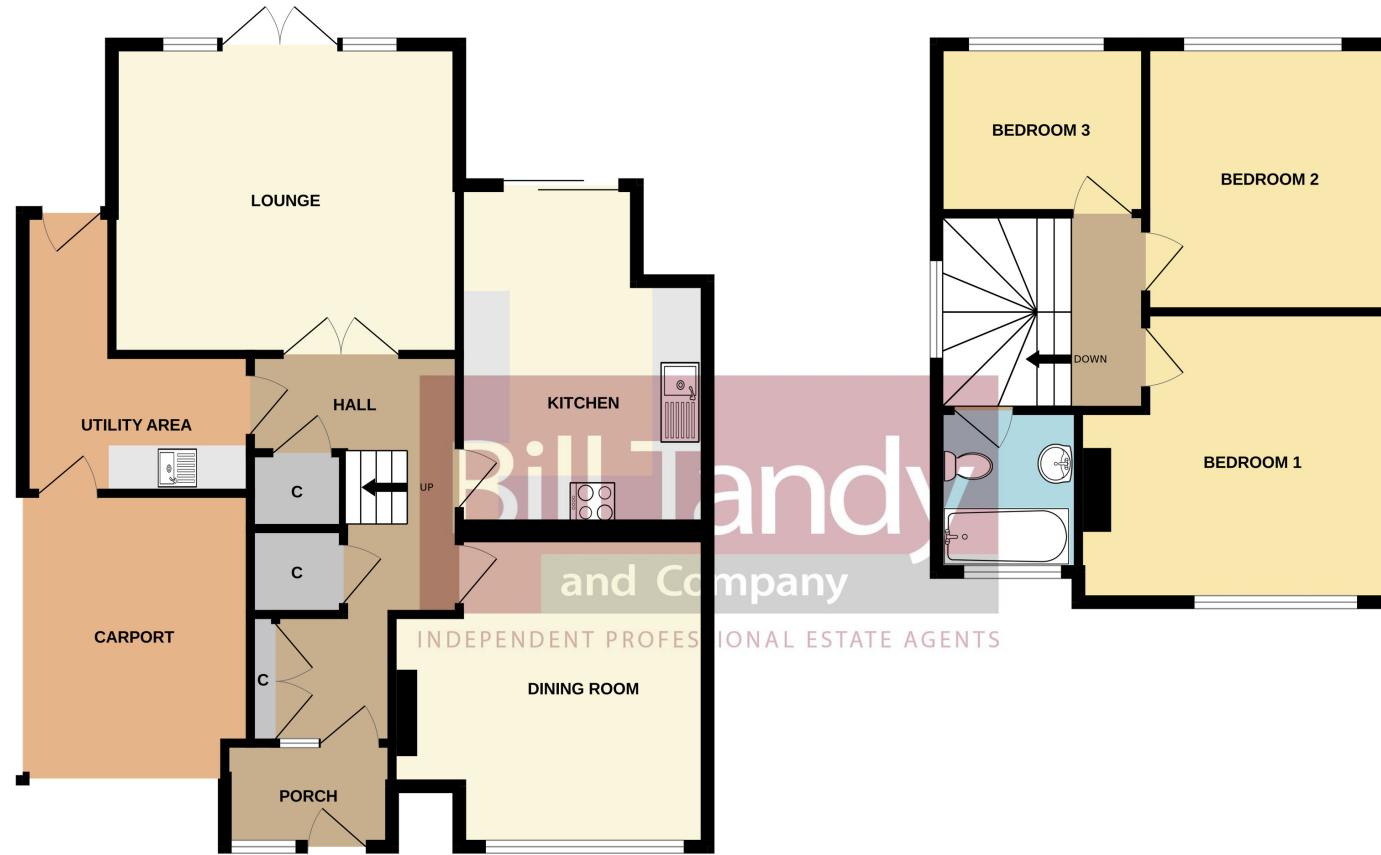
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



15 HILL VILLAGE ROAD, SUTTON COLDFIELD B75 5BQ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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